

Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

In the Matter of

Civil Citation No. 72468

Sejal Patel  
8205 North Boundary Road  
Baltimore, MD 21222

1708 Woodland Drive

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on February 24, 2010, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for rental property known as 1708 Woodland Drive, 21222.

On February 17, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O'Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Sejal Patel, Respondent and, Kathleen O'Donnell, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on January 8, 2010 requiring application by January 22, 2010.

B. This Citation was issued on February 17, 2010. Baltimore County law requires landlords to obtain a valid Rental Housing License before a residential property may be rented.

C. Inspector Kathy O'Donnell testified that there are several people living in this property and that it has never been registered for rental. It was built in 1941 and has not had a lead paint inspection. The owner does not live in the property.

D. Respondent Sejal Patel testified that he had one tenant living in the house in return for doing renovations, and that his tenant apparently subleased the house to several others without his permission. His original tenant has moved out and Mr. Patel wants to get the three subtenants out of the house. He has had to give them 30 days notice and is waiting 30 days for a court hearing. He hopes to have the house empty by the end of April.

E. A property owner is required to obtain a Rental Housing License before renting out a dwelling unit. BCC Section 35-6-105. Respondent has violated this requirement. However, Respondent has started eviction proceedings to remove the tenants from his property. Because compliance is the goal of code enforcement, the civil penalty will be reduced if the violation is corrected within the time provided below.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty will be REDUCED to \$100.00 (one hundred dollars) if Respondent corrects the violation by May 3, 2010, EITHER by obtaining a valid rental housing license OR by removing all tenants from this property.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 5<sup>th</sup> day of March 2010

Signed: ORIGINAL SIGNED  
Margaret Z. Ferguson  
Baltimore County Hearing Officer